

Teton County, Wyoming  
Environmental Protection Districts  
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Zoning Ordinance  
Adopted: 1978  
Revised: 1982

## CHAPTER III

### ENVIRONMENTAL PROTECTION DISTRICTS

Section 1. Environmental Protection Districts. The environmental protection districts established by this resolution shall be designated as follows:

Flood Protection District: 100 Year Flood Plain

Flood Protection District: 100 Year Floodway

Groundwater Protection District: Depth Less Than 3 Feet

Groundwater Protection District: Depth 3-5 Feet

Hillside Protection District: Steep or Naturally Unstable

Hillside Protection District: Moderately Steep or Potentially Unstable

Watercourse Protection District

Section 2. District Boundaries. The boundaries of the environmental protection districts shall be as follows:

a. The boundaries of the environmental protection district, except for the Watercourse Protection District, shall be shown on the Environmental Protection District Maps.

b. The boundaries of the Watercourse Protection District shall include:

(1) All private lands within 150 feet of the top of each bank of the Snake, Gros Ventre, Hoback, and Buffalo Fork Rivers.

(2) All private lands within 50 feet of the top of each bank of all other streams or creeks, including any channelized section created to prevent bank erosion or to stabilize the watercourse, but not including ditches or canals created to contain irrigation waters.

Section 3. Procedure for Revising Boundaries of Environmental Protection Districts. The boundaries of the environmental protection districts established by this resolution are derived from environmental data maps on file with the County including, "Interpretive Data," "Geology/Hydrology," "Geomorphic Unit," "Groundwater Categories," and the "FEMA" maps. In the event that the accuracy of the data shown on an environmental map that would affect a boundary of an environmental protection

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district is questioned, environmental protection district boundaries may be revised on the basis of new authoritative data made available in accord with the following procedures:

- a. A notice of the purported discrepancy shall be filed with the Administrator of Planning Services.
- b. From a list of qualified specialists in the appropriate field established by the Board of County Commissioners, the property owner or developer may select and retain a person or firm to make an impartial technical investigation of the condition at issue. Alternately, a specialist or firm not on the official list may be selected, provided that the investigator's qualifications are approved in advance by the Board.
- c. If the investigator concludes that revision of the map or maps is justified, his report containing the specific technical information on which the conclusion is based, and showing the location of the revised boundary, shall be filed with the Administrator of Planning Services.
- d. If the Administrator of Planning Services determines that the report on the investigation is complete and meets the requirements of this section, he shall revise the map or maps in question to show the changes justified by the investigation. If the information obtained by the investigation is too detailed to show at the scale of the map or maps, an appropriate notation making reference to the report shall be appended to the map.
- e. If there is any question as to the completeness of the report or the validity of the information contained therein, the Board of County Commissioners shall be notified; and the map or maps shall not be revised unless the Board so orders following its review of the report on the investigation.
- f. A copy of the report on the investigation shall be placed in the permanent files of the County.
- g. If the investigation justifies revision of the map or maps, the property owner or developer may be reimbursed by the County for the cost of the investigation up to an amount approved by the Board of County Commissioners.
- h. Nothing in this section shall be deemed to provide authority for any change or amendment of the boundary of any land use district or environmental protection district, or of any environmental data map, other than for the purpose of correcting an error or attaining greater

accuracy.

Section 4. Conformity with District Regulations. Except as provided in Chapter X, no site or structure shall be used or designated for use for any purpose or in any manner other than in

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conformity with the regulations of the environmental protection district in which the site or structure is located.

Except as provided in Chapter X, no structure shall be erected and no existing structure or use shall be moved, altered, or enlarged except in conformity with the regulations of the environmental protection district in which the structure or use is located.

#### Section 5. Regulations for Groundwater Protection District:

Depth Less Than 3 Feet. The following regulations shall apply:

- a. No septic tanks with standard leach fields and no wastewater treatment facilities, unless engineered to prevent groundwater pollution, shall be permitted.
- b. All water supply lines and sewer lines shall be engineered and installed in a manner that will prevent infiltration and avoid contamination of groundwater.

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#### Section 6. Regulations for Groundwater Protection District:

Depth 3-5 ~. The following regulations shall apply:

- a. No septic tanks with standard or raised leach fields shall be permitted, except in conformity with the results of engineering tests made on the site at the location of each proposed leach field. The report on the engineering tests shall contain specific recommendations on the installation techniques necessary to ensure that each leach field will function properly and will not cause groundwater pollution, and a specific recommendation on the distance that shall be required between the leach field and any other leach field.

#### Section 7. Regulations for Hillside Protection District:

Naturally Unstable. The following regulations shall apply:

- a. All grading activities shall conform to the regulations of Chapter VI, Sections 9 and 10, and Chapter IV, Section 8. However, no slope in excess of 30 percent and no slope that is naturally unstable shall be disturbed by grading, except for roads that are essential to provide access to properties or essential for fire control.
- b. No quarrying shall be permitted.
- c. No development shall be permitted on any portion of a site that is inaccessible without constructing a road on a slope steeper than 30 percent or a naturally unstable slope, unless access can not be provided in any other way, and provided that the road is engineered by a Wyoming

Registered Engineer and constructed to county specifications for safety.

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## LAND USE AND DEVELOPMENT REGULATIONS

### CHAPTER II

## LAND USE DISTRICTS & AUTHORIZED USES

Section 1. Land Use Districts. The land use districts and maximum densities for residential uses therein established by this resolution shall be designated as follows:

RA-20	Residential/Agricultural District, 1 unit per 20 acres
RA-10	Residential/Agricultural District, 1 unit per 10 acres
RA-7.5	Residential/Agricultural District, 1 unit per 7.5 acres
*RA-6	Residential/Agricultural District, 1 unit per 6 acres
**RA-6/3	Residential/Agricultural District, 1 unit per 6-3 acres (Variable)
RA-5	Residential/Agricultural District, 1 unit per 5 acres
RA-3	Residential/Agricultural District, 1 unit per 3 acres
RPJ	Jackson Planned Expansion District
RTR	Teton Village Planned Resort Multiple Family District
RTM	Teton Village Planned Resort Multiple Family District
RT-CV/CL	Teton Village Planned Resort Visitor commercial/Local Convenience Commercial District
CR	Restricted Commercial District
CT	Transition Commercial District
CV	Visitor Commercial District
CL	Local Convenience Commercial District
CG	General Commercial District
I	Light Industrial/Distribution District

\*Sites with groundwater depths less than 3 feet.

\*\*Section 2. Special Provisions Applicable to RA-6/3 (Variable), Residential/Agricultural District. A development density greater than one unit per six acres, but not exceeding

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one unit per three acres, may be authorized, subject to a density bonus that may be approved for a clustered residential development or a planned unit development in accord with the provisions of Chapter V, if the County determines by appropriate testing procedures made upon application of the owner, that the high groundwater condition is caused by irrigation practices, and that the groundwater level drops below three feet upon the removal of irrigation, subject to the following exceptions:

- a. No such testing shall be required for a development which is served by a sewer connected with a municipal wastewater treatment system or a community wastewater treatment system.
- b. No such testing shall be required for a clustered residential development or a planned unit development in which none of the units will be located on the portion of the site in the RA-6/3 (Variable) District.

Section 3. Special Requirements Applicable in RPJ, Jackson Planned Expansion District. All proposed uses and densities shall be determined by the Board of County Commissioners. The County Commissioners will consult with appropriate officials of the Town of Jackson in making such determinations.

Section 4. District Boundaries. The boundaries of the land use districts shall be shown on the Land Use Element maps, and may be shown on the larger scale, more detailed maps on file in the County offices. Where any uncertainty exists as to the boundary of a district shown on the maps, the following regulations shall govern:

- a.. Where a boundary line is indicated as following a road or highway, it shall be construed as following the right-of-way line thereof.
- b. Where a boundary line follows or coincides approximately with a lot line or property ownership line, it shall be construed as following the lot line or property ownership line.
- c. Where a boundary line is not indicated as following a road and does not follow or coincide approximately with a lot line or property ownership line, the boundary line shall be determined by scaled measurement of the Land Use Element map or of a larger scale, more detailed map on file in the County offices.
- d. Where further uncertainty exists, in response to a written application or on its own motion, the Board of County Commissioners, upon recommendation of the Planning Commission shall determine the location of the boundary in question giving

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Small Wastewater Facility Resolution

Bathhouses and swimming pools	10/persons
campgrounds(indiv sewer outlets avail)	100/sites
Campgrounds (service building only)	75/sites
Church (no food service or dishwashing)	7/seat
Country club	100/member
Factories (domestic waste only)	30/employee
Hospital (domestic waste only)	200/bed
Motels	80/double bed
	40/single bed
Office building	30/employee

Rest home	100/resident
Schools:	
Boarding	100/resident student
Day (no gyms, cafeterias or showers)	15/student
Service stations (domestic waste only)	10/vehicle servd
Shopping center	2/parking space
Store, retail	30/employee
Theaters:	
Movie	5/seat
Drive-in	15/vehicle space
Warehouses	30 employee

\*Must consider flow into the soil absorption system from mobile homes where taps are allowed to run to prevent freezing.

#### Section 19. Isolation.

a. The isolation distances listed below apply when domestic wastewater is the only wastewater present and the flow is less than 2000 gallons per day (gpd). The minimum isolation distance (in feet) shown in Table 2 shall be maintained.

TABLE 2

From	To Septic Tank or Equivalent	To Absorption System
Wells (includes neighboring wells)	50	100
Property lines	10	10
Bldg Foundation(w/o fndation drains)	5	10
Bldg Foundation(w/foundation drains)	5	25
Potable Water Pipes	25	25
Septic Tank		
Stream or Surface		
Body of Water (including seasonal and intermittent)	50	50

b. Location. Absorption systems shall not be located beneath buildings, parking lots, roadways or other similarly compacted areas.

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C. Watercourse protection district. No sewage treatment lagoon or subsurface disposal system shall be permitted. Unless constructed with a watertight lining, no other wastewater disposal system should be permitted.

#### Section 20. Site Suitability.

a. Soil exploration. Soil exploration to a minimum depth of 4 feet below the bottom of the proposed absorption system shall be made to provide information on subsoil conditions.

b. Soil Evaluation.

(1) No less than three percolation tests shall be run in the proposed absorption system location. The percolation tests shall be performed in accordance with Appendix A. The type of soil encountered at the percolation test location shall be specified.

(2) An evaluation of the soil texture by a person experienced in soils classification, may be used to estimate the percolation rate, but at least one percolation test shall be performed.

c. Groundwater protection and bedrock or impermeable soil separation.

(1) For single family homes, the depth to bedrock or impermeable soil must be at least 4 feet from the bottom of the absorption system stone and the natural ground surface. The depth to seasonally high groundwater must be at least 4 feet from the bottom of the absorption system stone and at least 2 feet from the natural ground surface.

(2) For all systems other than single family homes up to 2000 gallons per day, the depth to bedrock or impermeable soil must be at least 4 feet from the natural ground surface. The depth to seasonally high groundwater must be at least 4 feet from the bottom of the absorption system stone and at least 2 feet from the natural ground surface. Also, a minimum of 3 feet of unsaturated soil shall be maintained between the bottom of the absorption system stone and the estimated groundwater mound imposed on the seasonally high groundwater table. The height of the groundwater mound may be estimated from Figures 1 through 6. The average daily flow should be used and may be estimated as 0.6 times the flow determined from Table 1.

.d. Excessively permeable soils. Soils having a percolation rate of 1 minute per inch or less are unsuitable for subsurface sewage disposal. These soils may be used if a 6-inch layer of soil having a percolation rate of 5 minutes per inch or

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greater is placed between the leach system stone and the existing soil. The soil absorption system shall be sized based on the percolation rate of the fill material.

e. Sloping ground installations.

(1) Absorption systems shall not be located in an area where the natural slope is steeper than stated below. The following are the maximum permissible slopes on which an absorption system may be constructed.

Percolation Rate (min/inch)	Maximum Slope*
Faster than	25%

6-45 20%  
46-60 15%

\*Flatter slopes may be required where the effluent may surface downslope.

(2) All absorption systems must be located at least 15 feet from the top of any break in slope which exceeds the maximum allowed in Subsection 1 above.

f. Innovative designs. If systems cannot meet the criteria under this section and can still meet the purpose of these regulations they will be evaluated under the procedures outlined in Section 17.

#### Section 21. Building Sewer Pipes.

a. Building drain pipe. All building drain pipe shall comply with the standards published in the Uniform Plumbing Code - 1982 or other locally approved, nationally recognized plumbing code.

b. Building sewer pipe. All building sewers shall be installed in accordance with the Uniform Plumbing Code -1982 or other locally approved nationally recognized plumbing code. In the absence of an approved plumbing code, the building sewer shall comply with the following:

(1) Material. Polyvinyl Chloride (PVC), Acrylonitrile - Butadiene - Styrene (ABS), cast or ductile iron, portland cement, or vitrified clay pipe shall be used for sewer pipes. The septic tank inlet and outlet pipes shall be cast or ductile iron or schedule 40 PVC and shall extend past the septic tank excavation to solid ground.